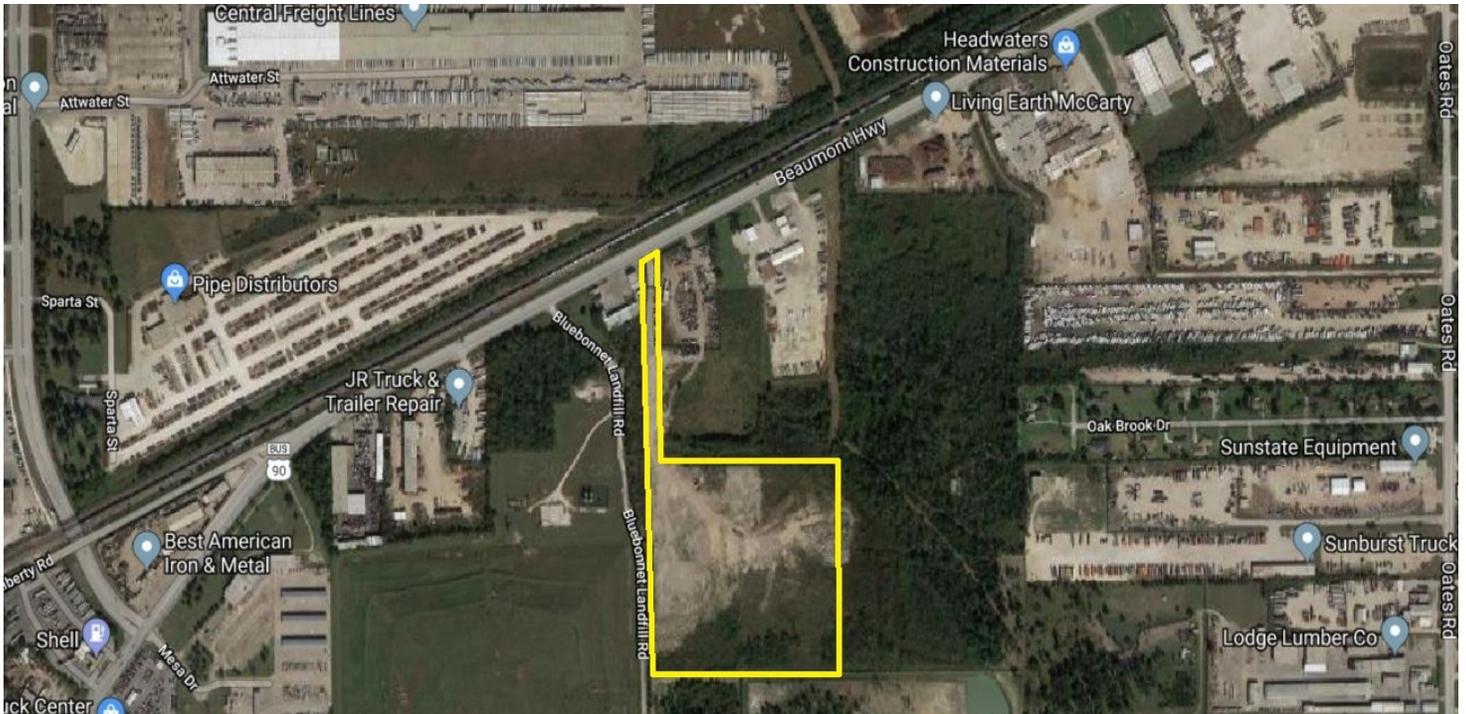


# 21.24 ACRES - CLEARED AND LEVEL

Beaumont Hwy, Houston, TX 77013

## EXECUTIVE SUMMARY



### PROPERTY HIGHLIGHTS

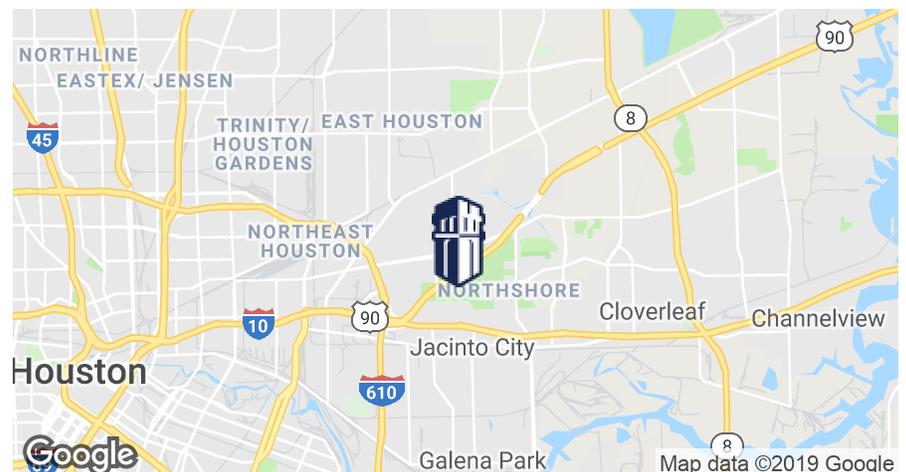
- ±21 acres
- \$2,729,715 (\$2.95/SF)
- Ideal for truck terminal / yard
- Convenient to the the Port of Houston, rail yards and freeways
- Not in the flood plain
- Entrance is 80' wide, large enough for 4 truck lanes and a median
- Owner can stabilize the property at an additional cost
- Call for Lease options

### PROPERTY OVERVIEW

Cleared and leveled 21 acres on Beaumont Hwy.

Located on Beaumont Hwy, between Mesa Rd & Oates Rd

Property can be sold stabilized for an additional \$1.65/SF .



For More Information Please Contact:

**George Froming**  
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georgef@belvoir.net

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# BELVOIR

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## FEMA FLOOD ZONE MAP



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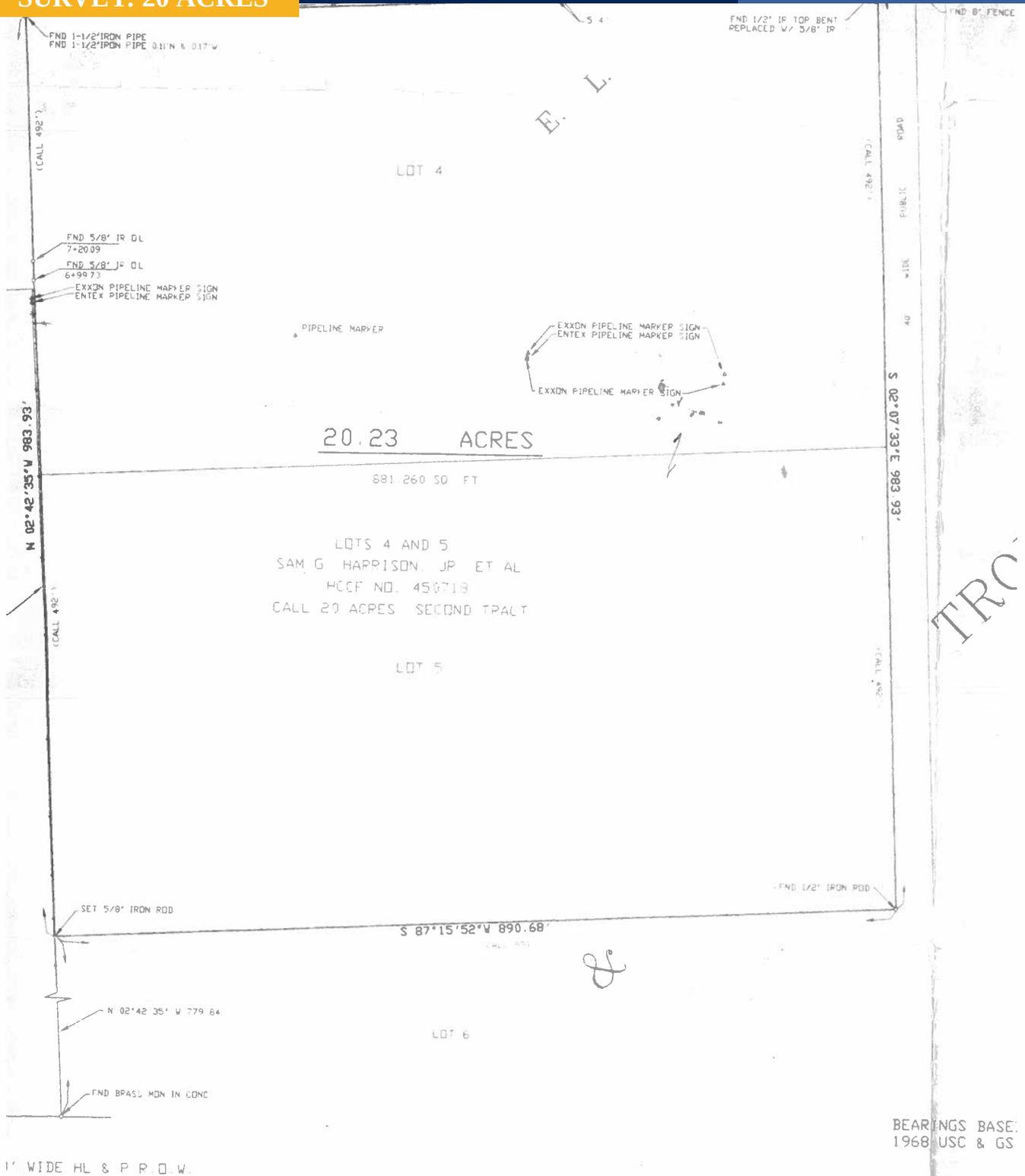
Baumont Hwy, Houston, TX 77013



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**SURVEY: 20 ACRES**



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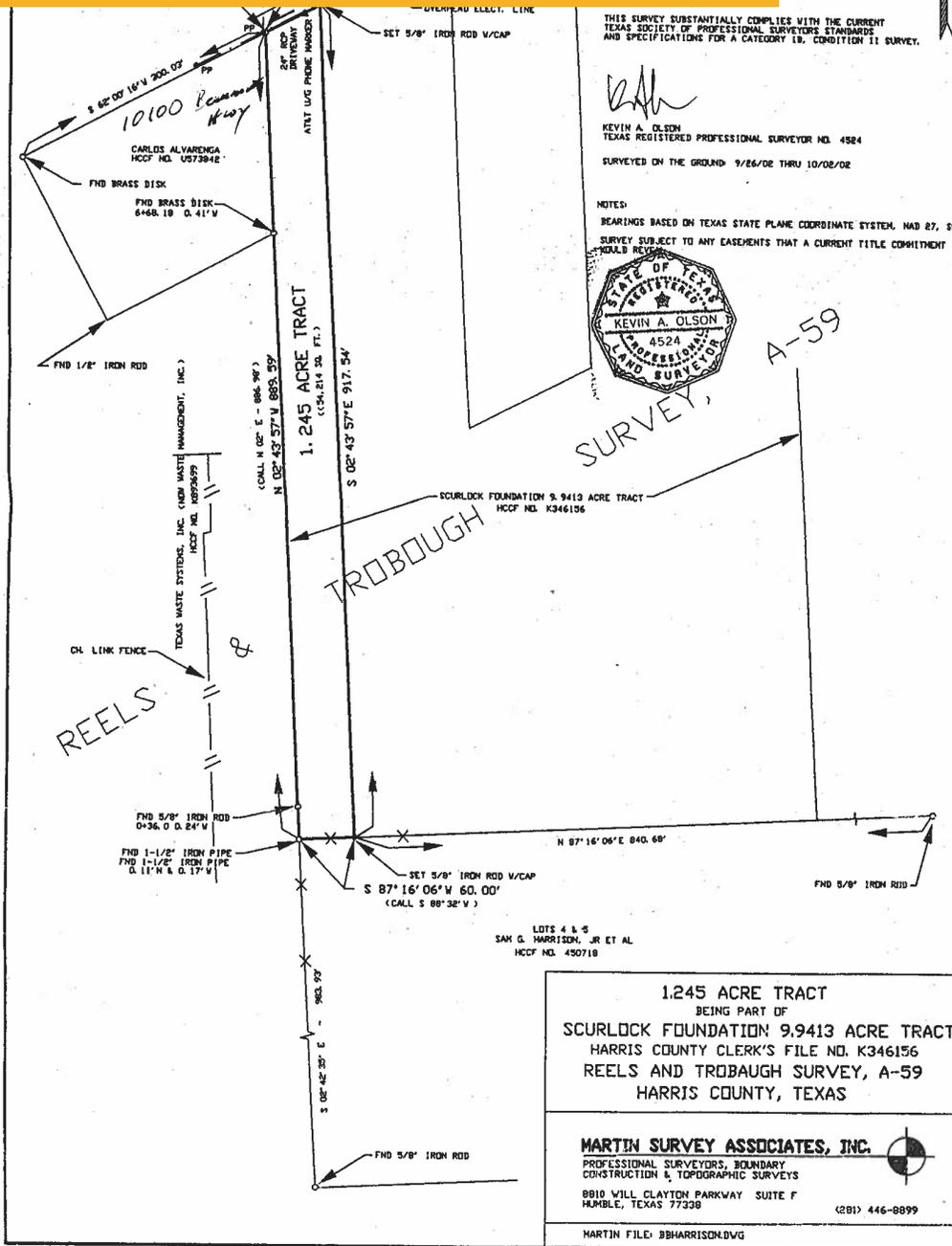
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## SURVEY: ENTRANCE OFF BEAUMONT HWY



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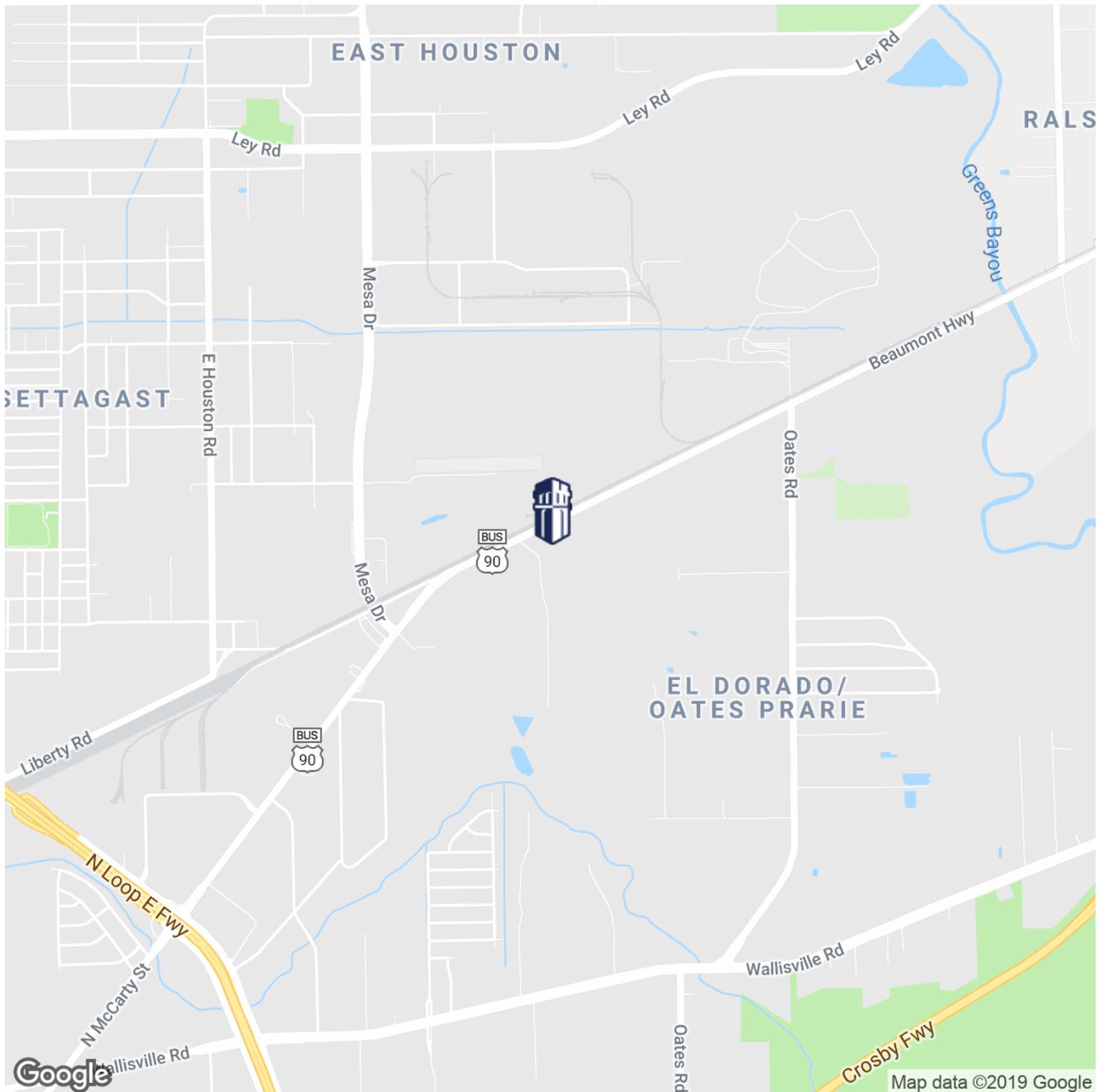
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### LOCATION MAPS



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IABS FORM

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